

CITY OF SCOTTSDLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
COMMUNITY REDEVELOPMENT AUTHORITY

Regular Meeting
October 14, 2020
12:00 PM

1. Roll Call
2. **For public information, a copy of the Nebraska Open Meetings Act is posted in the back of the room on the north wall.**
3. Notice of changes in the agenda by the city manager (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 4 of this agenda.)
4. Citizens with business not scheduled on the agenda (As required by state law, no matter may be considered under this item unless the committee determines that the matter requires emergency action.)
5. Minutes
 - a) Approve Minutes of the September 17, 2020 Meeting.
6. East Overland Façade Improvement Program
 - a) Review and Consider Funding of Additional East Overland Façade Improvement Grants.
 - i) 210 East Overland - Aguilera
 - ii) 611 East Overland - Aguilera
 - iii) 615 East Overland - Aguilera
 - iv) 1205 East Overland - Florez (Rosita's)
 - v) 1602 East Overland - Thompson (Economy Glass)
7. City-Wide Façade Improvement Program
 - a) Review City-Wide Façade Improvement Program.
 - i) Draft Guidelines and Application
 - ii) Review TIF Map.
8. Staff Reports
 - a) (Information Only):
9. Other Business
 - a) (Information Only):
10. Closed Session (to consider any of the above matters, where a Closed Session is appropriate.)

- a) Following passage of a motion to enter into executive session, presiding officer must state purpose of executive session.
- 11. Schedule Meeting
 - a) Set Next Meeting Date.
- 12. Adjournment.

City of Scottsbluff, Nebraska
Wednesday, October 14, 2020
Regular Meeting

Item Min1

Approve Minutes of the September 17, 2020 Meeting.

Staff Contact: Starr Lehl

City of Scottsbluff
Community Redevelopment Authority
September 17, 2020

A meeting of the Community Redevelopment Authority (CRA) was held on Thursday, September 17, 2020 at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on Friday, September 11, 2020.

The meeting convened at 12:04 p.m. by Chairman Trumbull. Roll call was taken. The following CRA members were present: Bill Trumbull, Katie Camacho, Mary Skiles, William Knapper, Robert Franco. In attendance on behalf of the city were Interim City Manager, Rick Kuckkahan, Economic Development Director, Starr Lehl and Legal Counsel, John Selzer.

Chairman Trumbull informed those in attendance that a copy of the Nebraska Open meetings Act is available on the wall for the public's review.

Chairman Trumbull asked if there were any citizens in the audience with business not on the agenda and there were none.

Chairman Trumbull asked if there were changes to the agenda and there were no changes.

Motion by Knapper, second by Franco to approve the minutes from the September 2, 2020 meeting. "Yeas" Skiles, Trumbull, Camacho, Knapper, Franco "Nays", none.

Chairman Trumbull opened the meeting by introducing the MTL Commodity Laundromat Project and stating the CRA needs to review the Redevelopment Plan, conduct the Cost Benefit Analysis and make a recommendation to the City Council. He then requested information from attorney Selzer.

Selzer informed the CRA there was an error in the version of the Redevelopment Plan in the CRA's meeting packet, which stated that the building would be 9,525 sq. ft. He explained that this was incorrect and the building will be 3,600 to 3,700 sq. ft. and the parking lot will be the 9,525 sq. ft. This information has been updated in the Plan but the updated version was not included in the packet sent out to the CRA.

Selzer then introduced Mr. Simmons and stated that Mr. Simmons could answer any questions about the Redevelopment Plan. Chairman Trumbull asked for questions from the CRA and audience and seeing none, asked Selzer to review the Plan.

Selzer reported to the CRA that so far the CRA has given conceptual approval for the plan to move through the process; the Planning Commission has passed a resolution (included in the packet) and given a positive recommendation of the plan, and the City Council has a public hearing scheduled for Monday, September 21st for the purpose of reviewing and obtaining comment on the Redevelopment Plan.

Selzer explained that the CRA must review whether the Redevelopment Plan conforms to the City's Comprehensive Plan. This project involves the lot just north of Kelly's Liquor and according to the Comprehensive Plan, it is in the Northwest District and the Northwest Commercial Neighborhood. One of the principles for sustainable development within the Northwest District is to encourage new development to be contiguous to existing development. The Northwest Commercial Neighborhood contemplates heavier daytime use, 24 hour activities, traffic heaviest during the day and decreases at night, lower noise, and C-2 as the appropriate zone. The Project Site is zoned as C-2 which includes self-service laundromats as a principle permitted use, so no zoning change is necessary. Selzer explained that it is the City Attorney's office's opinion that the Redevelopment Plan is consistent with the City's

Comprehensive Plan. Selzer explained that the Planning Commission also recommended the Plan and agreed it does comply with the Comprehensive Plan. Selzer asked if there were any questions regarding this component of the Plan. Seeing none, he continued to the review of the Cost Benefit Analysis.

Selzer explained that a proposed Cost Benefit Analysis is under Attachment 8 of the Plan. Selzer went through the Cost Benefit Analysis. He explained the project sources and uses of funds. An estimated \$124,815 of TIF revenues will be available from this project and that is going to leverage, according to the estimates provided by the Redeveloper, approximately \$388,185 in private sector investment, which is over \$3.00 for every TIF dollar invested. Selzer explained that the Cost Benefit Analysis shows a breakdown of eligible expenditures available for TIF proceeds and what the private funds will go towards. The eligible TIF expenses are more than what the TIF funds will provide, so an adjustment for purposes of analysis is made to show that amount will be paid by private funds as well.

Selzer explained that tax shifts from the project. Taxes derived from the base value of the Project Site will not to be shifted. The current value of the property is \$116,012 and brings in \$2,395 in taxes per year for the City of Scottsbluff, Scotts Bluff County, WNCC, Scottsbluff Public Schools, ESU 13, and North Platte NRD. The increased revenues from the project will not be available for 15 years after the effective date and during that time, the revenues will be used to reimburse the redeveloper for its eligible expenses. Selzer asked if there were questions about the numbers and again reminded the CRA they are all estimates.

Chairman Trumbull asked Selzer to run through the figures at the bottom of the Cost Benefit Analysis. Selzer explained the City does not have a pot of TIF money. Selzer stated that sometimes there is a misconception that the City has a large pot of TIF money and that the City is telling people where it goes and what projects to bring forward. Selzer explained that the TIF money is generated by the project itself. Right now, this lot right now is valued at \$116,000 and so is generating \$2,395 in tax revenue each year and that tax revenue is divided among the taxing jurisdictions. With this development, the value will go up to approximately \$500,000 based on estimates by the Redeveloper. This will produce an additional estimated amount of tax revenues of approximately \$8,321 each year. Instead of going to the local tax jurisdiction, the additional tax revenues, which the Redeveloper pays, goes back to the Redeveloper to reimburse him for the eligible expenses, and there is a note or bond that used to do that. After the note is paid off, or even if they are not paid off after 15 years, the full value of the property, including improvements, go on the tax rolls and the taxing jurisdictions receive the additional revenue from the property being redeveloped. The importance of the base value is that the taxes on this amount throughout the 15 years continue to go to the taxing jurisdictions.

Selzer explained that the next thing to consider on the Cost Benefit Analysis is public infrastructure, community and public service needs impacts, and local tax impacts arising from the project. Selzer explained that the only public infrastructure issue with this project is the relocation of a sewer main running through the lot. The redeveloper is still considering where to site the building on the lot and whether the sewer main will need to be relocated. There will be no additional tax impacts from this.

Selzer explained the next item to consider is the impact to employment in the project area and surrounding areas. There should be no impact on employment, as this is just a movement of operations from one location to another. Mr. Simmons currently has a manager at the current location and that

employee will be employed at the new location. Mr. Simmons does not own the current building he is operating in.

Selzer explained that the impact to the student population in the school district is another thing to consider and there is not expected to be no impacts.

Selzer explained that other impacts will be that local contractors will be performing the work on the new building.

Selzer explained that the CRA can adopt the proposed Cost-Benefit Analysis “as is” or make any changes and that is what will be forwarded on to City Council.

Chairman Trumbull asked Mr. Simmons if he had any comments so far and he said he thought everything was explained very well.

Chairman Trumbull then asked for any question from the CRA for Mr. Simmons or Mr. Selzer.

Selzer then pointed out that in the Plan the Redeveloper certifies that the project would be economically feasible without Tax Increment Financing and that the project would not happen without TIF.

Chairman Trumbull then asked for a motion to approve a Resolution to approve the Redevelopment Plan and Cost Benefit Analysis, forward the Planning Commission recommendation to the City Council, and recommend approval of the Redevelopment Plan to the City Council. Motion by Franco, second by Knapper. “Yeas” Skiles, Trumbull, Camacho, Knapper, Franco, “Nays”, none.

The next item is to review the MTL Commodity Laundromat Project Redevelopment Contract. Selzer explained that this is the standard contract used by the CRA for other recent TIF projects. Selzer explained that it doesn’t supersede the need for the redeveloper to go through the regular City processes regarding a development or construction project. Selzer explained that by nature, these plans are very preliminary because the redeveloper needs to know if they have TIF funding before they incur a huge expense. The contract gives the redeveloper confidence to move forward with the assurance of the TIF funding. The CRA is approving the contract contingent on City Council approval of the Plan. Selzer explained that the proposed resolution also approves the authorization of the TIF note and from there the process is handled administratively.

Additional discussion was held regarding the interest rate and complete process of the TIF financing including the selling of the bonds and who is ultimately responsible. Selzer gave several examples of how the bonds could be handled. CRA member Skiles asked who checks to see if the expenses are incurred and Selzer explained that the City Attorney, City Manager and Finance Director all review that information.

Chairman Trumbull asked for any other comments or questions regarding the contract and there were none.

Motion by Camacho, second by Knapper to approve the Resolution to approve the Redevelopment Contract and authorize the issuance of the TIF note, conditional on Council approval of the Redevelopment Plan. “Yeas” Skiles, Trumbull, Camacho, Knapper, Franco, “Nays” none.

Chairman Trumbull then introduced the next item on the agenda which is the YOLO Properties Carwash Project.

Selzer explained that this project is another one which the CRA gave preliminary approval to move forward with the process. This project also went to the Planning Commission where a public hearing was held. However, there was no recommendation from the Planning Commission regarding

this project. Selzer explained that the Planning Commission vote to recommend whether the project conformed to the City's Comprehensive Plan was 3 to 3 with one abstention. Selzer explained that under statute the Planning Commission has 30 days to make a recommendation, and if they do not make a recommendation, the CRA must wait the 30 days before making the recommendation to Council. Selzer stated that there will need to be another CRA meeting set outside of the 30 day time period to review the Plan and the Cost Benefit Analysis.

Selzer asked for representatives from YOLO Properties to explain the project and answer any questions from the CRA about the Redevelopment Plan. YOLO representative Kesha Heinzle spoke to the CRA and said she did not understand the decision of the Planning Commission because the property is in a blighted area and meets the criteria of the Comprehensive Plan. Project architect Megan Hayward said she felt there was some confusion on what the Planning Commission members were voting on because a community member who owns a carwash spoke out against the project.

Member Franco spoke about what the role of the CRA is and it is to improve property within the City, not to dictate what types of businesses are allowed. The CRA cannot look at a project and decide if a business is going to cause competition for another business. TIF funding is to improve the property values and the area of Scottsbluff. If the project meets the criteria and is in the proper area, the Planning Commission should look at the Comprehensive Plan and not the competition. It is not up to the CRA or Planning Commission to decide which businesses locate in Scottsbluff.

Chairman Trumbull echoed the remarks and said the CRA and Planning Commission need to comply with state statutes and sometimes put blinders on as to what type of business it is and follow state statutes and city codes to grow the community.

Under staff reports, Lehl informed the CRA there have been some inquiries for the remainder of the East Overland Façade Improvement Program.

City Manager Kuckkahan spoke about the city-wide façade improvement program and this would be discussed at the next meeting.

Lehl introduced Zach Glabius, new city employee in the planning and development area.

Motion by Franco, second by Skiles to adjourn the meeting at 12:42 p.m. "Yeas" Camacho, Knapper, Skiles, Trumbull, Franco "Nays" none.

Rick Kuckkahn

Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, October 14, 2020

Regular Meeting

Item E Over1

Review and Consider Funding of Additional East Overland Façade Improvement Grants.

210 East Overland - Aguilera

611 East Overland - Aguilera

615 East Overland - Aguilera

1205 East Overland - Florez (Rosita's)

1602 East Overland - Thompson (Economy Glass)

Staff Contact: Starr Lehl

East Overland Façade Improvement Program Application

Received
10/02/20

Project Information

1. Applicant Name Armando + Maria Aguilera
Applicant Address 2026 E. 30th St. Scottsbluff
Telephone No. 308-641-3337
Property Owner (if different than applicant) _____

2. Project Site Address 210 East Overland

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) _____

5. Utilities (Circle one) Gas Electric Both

6. Proposed Project: Describe in detail; attach plans and specifications:

Paint Building, Fence Parking lot, Windows,
Doors, Floors, walls,

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 20,450

Interior Improvements (matching funds only) \$ 6200

Total \$ 26,650

Grant Funds Requested*

\$ 6,000

*Grant funds requested must not exceed the \$6,000 maximum

*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant) Yes

Address 2414 W 17th St Scottsbluff

Phone No. 308-225-1772

9. Project Construction Schedule (estimated)

Start Date NOV-20

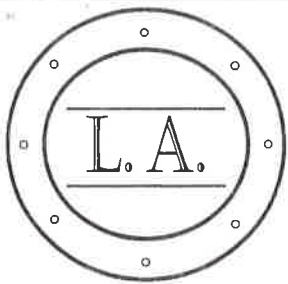
Completion Date _____

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

To be completed by Staff:

Zoning of Property _____

Square footage of building _____



PROPOSAL

L. A. CONSTRUCTION

2414 West 17th Street
Scottsbluff, NE 69361
308-225-1772
amggluis1986@gmail.com

PROPOSAL SUBMITTED TO Armando Mary Aguilera		PHONE		DATE 10-1-20
STREET 210 E Overland		JOB NAME		
CITY, STATE, AND ZIP CODE		JOB LOCATION		
ARCHITECT	DATE OF PLANS			JOB PHONE

We hereby submit specifications and estimates for:

Remodel Outside:

- (3) windows 40x54 1/2	800
- Siding (15) (20) Trims	750
- Paint 75x20 30x14 13x14 5x14 (2) 75x16	3200
- BRICK wall 13x12 Door 36x80	2500
- 14x20 (150 glass)	2500
- 74x103.5 Frame (steel)	2200

⊖ 450 ft chain link

Remodel Inside:

- 10,000 sqft Paint	3500
- Fix the walls	700
- Paint the floor	2000

\$ 20,450

Fence - **8,500**

\$ 6200

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:
dollars \$

Payment to be made as follows:

This estimated includes material and labor

All material is guaranteed to be required. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are full covered by Workman/d Compensation Insurance.

Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Authorized
Signature

Armando Mary Aguilera

Note: This proposal may be withdrawn by us if not accepted within _____ days

Signature

X *Maria Aguilera*

Signature

X

LAC001-6/20

East Overland Façade Improvement Program Application

Received
10/02/20

Project Information

1. Applicant Name Armando + Maria Aguilera
Applicant Address 2026 E 30th St Scottsbluff
Telephone No. 308-641-3337
Property Owner (if different than applicant) _____

2. Project Site Address 611 E. Overland Scottsbluff

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) _____

5. Utilities (Circle one) Gas Electric Both

6. Proposed Project: Describe in detail; attach plans and specifications:

Windows, Doors, Paint Exterior, Update Interior

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 8,550

Interior Improvements (matching funds only) \$ 7,700

Total \$ 16,250

Grant Funds Requested* \$ 6,000

*Grant funds requested must not exceed the \$6,000 maximum

*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant) yes

Address 2414 W - 17th St Scottsbluff

Phone No. 308-225-1772

9. Project Construction Schedule (estimated)

Start Date Nov-20

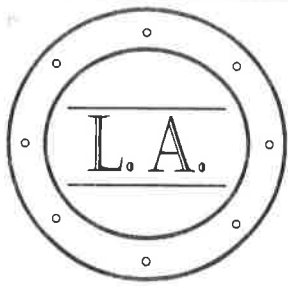
Completion Date _____

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

To be completed by Staff:

Zoning of Property _____

Square footage of building _____



PROPOSAL

L. A. CONSTRUCTION

2414 West 17th Street
Scottsbluff, NE 69361
308-225-1772
amggluis1986@gmail.com

PROPOSAL SUBMITTED TO Armando-Mary Aguilera		PHONE	DATE 10-1-20
STREET 611 E Overland		JOB NAME	
CITY, STATE, AND ZIP CODE		JOB LOCATION	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

Remodel Outside:

- 84x66 Windows	- 41x32	- 34x58	
- 50x24 (2)	- 64x35	- 40x48	
- 48x24	- 64x40	- 64x45 (2)	
- 35x66	- 90x34	- 2	5400
		Storm Door	200
- 36x82 Door			450
- 140 ft fascia and soffit	40x10 Vinyl Siding		2500

Remodel Inside:

- Paint	2500
- Tile	4000
- Trims	1200

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:
dollars \$

Payment to be made as follows:

This estimate includes material and labor

All material is guaranteed to be required. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are full covered by Workman/d Compensation Insurance.

Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Authorized
Signature

Luis Aguilera

Note: This proposal may be withdrawn by us if not accepted within _____ days

Signature

X Maria Aguilera

Signature

X

LAC001-6/20

East Overland Façade Improvement Program Application

Received
10/12/20

Project Information

1. Applicant Name Armando + Maria Aguilera
Applicant Address 2026 E 30th St Scottsbluff
Telephone No. 308-641-3337
Property Owner (if different than applicant) _____

2. Project Site Address 615 East Overland Scottsbluff

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) _____

5. Utilities (Circle one) Gas Electric Both

6. Proposed Project: Describe in detail; attach plans and specifications:

Update Exterior, Paint Exterior,
Update Interior

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 10,369

Interior Improvements (matching funds only) \$ 6,250

Total \$ 16,619 -

Grant Funds Requested*

\$ 6,000

*Grant funds requested must not exceed the \$6,000 maximum

*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant) yes
Address 2414 W 17th St
Phone No. 308 - 225 - 1772

9. Project Construction Schedule (estimated)

Start Date NOV-1-20

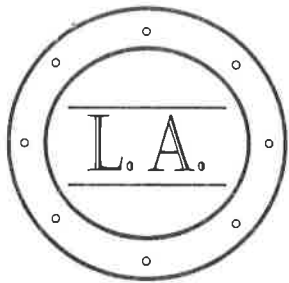
Completion Date _____

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

To be completed by Staff:

Zoning of Property _____

Square footage of building _____



PROPOSAL

L. A. CONSTRUCTION

2414 West 17th Street
Scottsbluff, NE 69361
308-225-1772
amggluis1986@gmail.com

PROPOSAL SUBMITTED TO Armando- Mary Aguilera		PHONE		DATE 10-1-20
STREET 615 E Overland		JOB NAME		
CITY, STATE, AND ZIP CODE		JOB LOCATION		
ARCHITECT	DATE OF PLANS			JOB PHONE

We hereby submit specifications and estimates for:

Remodel Inside:

- 21 X 50 tile	4000
- Light fixture	950
- Paint	1300
	<u>6250</u>

Remodel Outside:

- Paint	1200
- windows 35x19 (2)	600
	<u>5</u>

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:
dollars \$

Payment to be made as follows:

This estimate includes material and labor

All material is guaranteed to be required. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are full covered by Workman/d Compensation Insurance.

Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Authorized
Signature

Juan Aguilera

Note: This proposal may be
withdrawn by us if not accepted within _____ days

Signature

X *Maria Aguilera*

Signature

X

LAC001-6/20

quote

To:	Maria	From:	Greg Thompson
Job:	Amila's Decorations	Pages:	2
Subject:	1 new door	Date	10-1-20

Scottsbluff 615-E Overland

☐ Urgent ☒ For Review ☐ Please Comment ☒ Please Reply ☐ Please Recycle

We propose to deliver and install one 3⁶ x 7⁰ door complete as per Maria.

Door to be Kawneer "190" R.H., 1^{1/2} o/p, m/s lock, "450" (anodized clear).

Glass to be 1" S.B.-60 (clear) heat tempered.

Closer to be DC5000 (clear).

Installed \$3,100.00 + tax

Sales tax not included

Tear out included

No final cleaning

Bid for 60 days

Thanks,

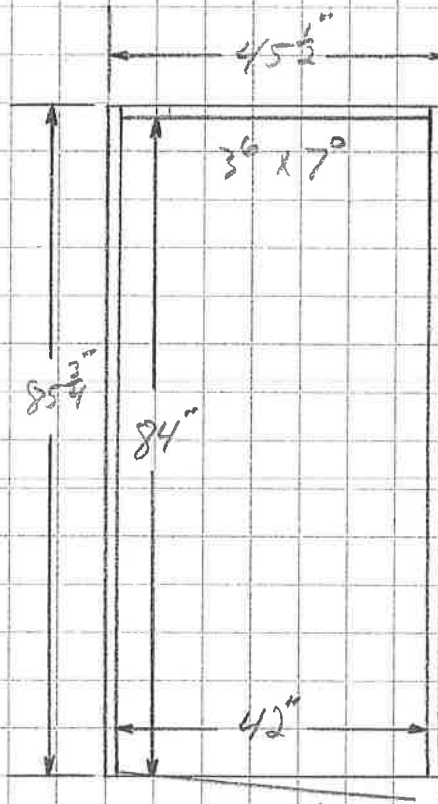
Greg T.

R.D. = 46" x 86"

Annita's Decorations

(Marion)

Actual Size



West Elevation

(1 - thus)

① Door to be Kawneer "190" R.H., 1 1/2" o/p, m/s lock, "450" (anodized clear).

② Glass to be 1" insulated S.B.-60 (clear) tempered.

10-1-20

Scale: $\frac{1}{2}" = 1'-0"$ Greg T.

1702 Ave B
Scottsbluff, NE 69361
Phone: 308-635-3350

Thompson Glass

quote

To:	Maria	From:	Greg Thompson
Job:	Amila's Decorations	Pages:	2
Subject:	3 new windows	Date	10-1-20

☐ Urgent ☒ For Review ☐ Please Comment ☒ Please Reply ☐ Please Recycle

We propose to deliver and install 3 windows complete as per Maria.

Windows to be Kawneer "451" T, 2" x 4-1/2" (anodized clear).

Glass to be 1" S.B.-60 (clear) heat strengthened.

Break metal to be (anodized clear).

Installed \$5,100.00 + tax

Sales tax not included

Tear out included

No final cleaning

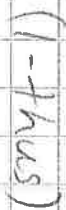
Bid for 60 days

Thanks,

Greg T.

(Maria)

South Elev.



- Scale: $\frac{3}{4}$ " = 1'-0" GMAJ

1702 Ave B
Scottsbluff, NE 69361
Phone: 308-635-3350

Thompson Glass

quote

To:	Maria	From:	Greg Thompson
Job:	Amila's Decorations	Pages:	1
Subject:	Glass replacement only	Date:	10-1-20
<u>615 - E Overland St. Bluff</u>			
<input type="checkbox"/> Urgent <input checked="" type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input checked="" type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle			

We propose to deliver and install one door lite complete as per Maria.

Glass to be ¼ (clear) tempered

Installed \$369.15

Sales tax included

No final cleaning

Bid for 60 days

Thanks,

Greg T.

1. Applicant Rosita's Restaurant - Rosemary Flores
Name 1313 12th AV - S.W. Ne
Applicant Address 308-641-0038
Telephone No. Sam + Esther DeOllis
Property Owner (if different than applicant)

received
09/21/20

2. Project Site Address 1205 East Overland

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) _____

5. Utilities (Circle one)

Gas

Electric

Both

6. Proposed Project: Describe in detail; attach plans and specifications:

light and paint sign - on the new construction
light and paint sign on existing sign
walk-in-cooler condenser unit
parking lot improvements

7. Estimated Project Costs

Exterior Improvements (grant or matching funds)

\$ 3245.00

Interior Improvements (matching funds only)

\$ 5601.75

Total

\$ 8846.75

Grant Funds Requested*

\$ 3245.00

*Grant funds requested must not exceed the \$6,000 maximum

*Bids or estimates from contractors must be included at the time of application

applicant) Rosemary Florez
Address 1313 12th Av - SCB Re 69361
Phone No. 308-641-0038

9. Project Construction Schedule (estimated)

Start Date Oct-2020

Completion Date 1

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY
NO LATER THAN AUGUST 1, 2021.**

To be completed by Staff:

Zoning of Property _____

Square footage of building _____

Jake's Electric

145 D ST
GERING NE 69341

Estimate

Date	Estimate #
1/17/2020	144

Name / Address
ROSEMARY FLOREZ 1313 12TH AVE SCOTTSBLUFF NE 69341

Project

Description	Qty	Cost	Total
4" round lighting box	3	5.00	15.00
Outdoor sconce lights	3	200.00	600.00
Labor - Electrical	4	65.00	260.00
		Total	\$875.00

Customer Signature _____

Star-

Bayard NE 69334

Date	Estimate #
7/15/2020	71

Name / Address
Rosita's 1205 East Overland Scottsbluff Ne 69361

[illegible]

Polar Express

P.O. Box 1194
Scottsbluff, NE.
69363-1194

Estimate

Date	Estimate #
7/6/20	1538

Name / Address
Rosita's Mexican Reastaurant 1205 E Overland Scottsbluff, NE 69361

Ship To
Rosita's Mexican Reastaurant 1205 E Overland Scottsbluff, NE 69361

				Terms
				Cost of equipment ...
Item	Description	Qty	Cost	Total
Larkin Air Cooled...	LARKIN Air Cooled Cond. Unit 208/230v 1p	1	2,914.40	2,914.40T
Larkin Walk-In C...	LARKIN Walk-In Coolers 115v 1ph	1	917.61	917.61T
Install Kit	Recovery, Nitrogen, Brazing, Evacuation	1	100.00	100.00
MISC SUPPLIES	Materials And Supplies Needed For the Install	1	450.00	450.00T
Labor Install	Install Labor	8	115.00	920.00
	EST to replace the walk in cooler refrigeration equipment.			
	Cost of equipment down required to order \$4500.00			
	Sales Tax		7.00%	299.74
Thank you for choosing Polar Express. Service Like It Should Be!			Total	\$5,601.75

Customer Signature _____

East Overland Façade Improvement Program Application

Project Information

1. Applicant Name Economy Glass Co. (Tom Thompson)
Applicant Address 1702 Ave. B. Scb., Ne. 69361
Telephone No. 308-635-3350
Property Owner (if different than applicant) _____

2. Project Site Address 1602 East Overland

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) _____

5. Utilities (Circle one) Gas Electric Both

6. Proposed Project: Describe in detail; attach plans and specifications:

We propose to remove & replace 4-North windows, and 4-West windows, with more energy efficient windows, also the old windows on the north don't meet the safety glazing requirements, and this will help clean-up the exterior of the building.

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 10,800.00

Interior Improvements (matching funds only) \$ _____

Total \$ 10,800.00

Grant Funds Requested* \$ 5,400.00

*Grant funds requested must not exceed the \$6,000 maximum

*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant) Thompson Glass
Address 1702 Ave. B., Seb., Ne. 69361
Phone No. 308-635-3350

9. Project Construction Schedule (estimated)

Start Date 11-1-20

Completion Date 12-1-20

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

To be completed by Staff:

Zoning of Property _____

Square footage of building 5,000 sq. ft.

Fax Cover Sheet

Thompson Glass Inc.
1702 Avenue B
Scottsbluff, NE 69361
Phone 308-635-3350
Fax 308-632-8111

Send To: City of Seb. From: Tom Thompson
Attention: Starr Lehl Date: 10-1-20
Phone: 630-6213 P. Fax: _____
☒ Urgent ☒ Reply ☐ Please Comment ☐ Please Review

Total Pages including cover page 1

Job: New Windows - 1602 East Overland

We propose to remove & replace 4- North Windows
(84"X72") and 4- West Windows (84"X48"), with new
high performance Low-E Glass.

Material \$8,300.00

Labor 2,500.00

Installed Price ~~\$~~ 10,800.00

Sales Tax Included

Thanks

Tom T.

City of Scottsbluff, Nebraska

Wednesday, October 14, 2020

Regular Meeting

Item City-Wide1

Review City-Wide Facade Improvement Program.

Draft Guidelines and Application

Review TIF Map.

Staff Contact: Starr Lehl



CITY OF SCOTTSBLUFF

FAÇADE IMPROVEMENT GRANT PROGRAM

The City of Scottsbluff has \$250,000 to be used for façade improvements within the TIF District of the city. Grant funds from the city must be used to improve the appearance of the exterior of the property and be clearly visible. (Roof replacement/repair, for example would not be an eligible expense.) Program guidelines are below:

1. Grant amount: Minimum grant amount is \$500, and maximum grant amount is \$10,000 per property.
2. Required cash match is 50/50: The property owner is required to match every dollar of grant money with one dollar of their own funds. AGAIN - city funds must be spent on the exterior of the property and be clearly visible. Matching funds may be spent on the exterior or the interior of the property.

Eligible improvements that may be supported by grant funds or matching funds include, but are not limited to:

- | | | |
|------------------------|-----------------------|------------------|
| -Paint (exterior only) | - Siding | - Awnings |
| -Masonry | -Sidewalk repair | - Exterior Doors |
| -Signage | -Windows | - Demolition |
| -Landscaping | - Parking Lot Repairs | |

Eligible improvements allowed by the property owner include, but are not limited to:

- | | |
|---|---------------------------------|
| - Insulation/Energy efficiency improvements | - Parking Lot Improvements |
| - Paint (interior or exterior) | -Electrical Upgrades or Repairs |
| - Plumbing Upgrades or Repairs | |

3. Applications must have actual bids or estimates from a contractor attached in order to be considered.
4. Applicant must attend and present their application to the Community Redevelopment Authority in order to be considered for funding.

5. Funds may not be spent until after an application is approved - **funds spent prior to approval will not be reimbursed.**
6. Applicant must keep all receipts for materials and work done and submit to the City in order to be reimbursed. Work must be completed and receipts submitted for reimbursement within 6 months of project approval. The Community Redevelopment Authority (CRA) has the discretion to extend the timeframe on a case by case basis due to extenuating circumstances within the current fiscal year. All projects must be completed by **August 1, 2021.**
7. Applications will be reviewed by staff and presented to the City's Community Redevelopment Authority at a regular meeting. The CRA will make recommendations to the City Council, who has final say in approving projects.
8. Approved applicants must give monthly reports to the city regarding the progress of the project until completed.
9. Application Period will begin on **October 1, 2020 and end on December 31, 2020.**
10. All proposed improvements must meet requirements of the City's building, fire, and zoning codes.

East Overland Façade Improvement Program Application

Project Information

1. Applicant Name _____
Applicant Address _____
Telephone No. _____ E-Mail Address _____
Property Owner (if different than applicant) _____

2. Project Site Address _____

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) _____

5. Utilities (Circle one) Gas Electric Both

6. Proposed Project: Describe in detail; attach plans and specifications:

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$_____

Interior Improvements (matching funds only) \$_____

Total \$_____

Grant Funds Requested* \$_____

*Grant funds requested must not exceed the \$10,000 maximum

*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant)_____

Address_____

Phone No._____

9. Project Construction Schedule (estimated)

Start Date _____

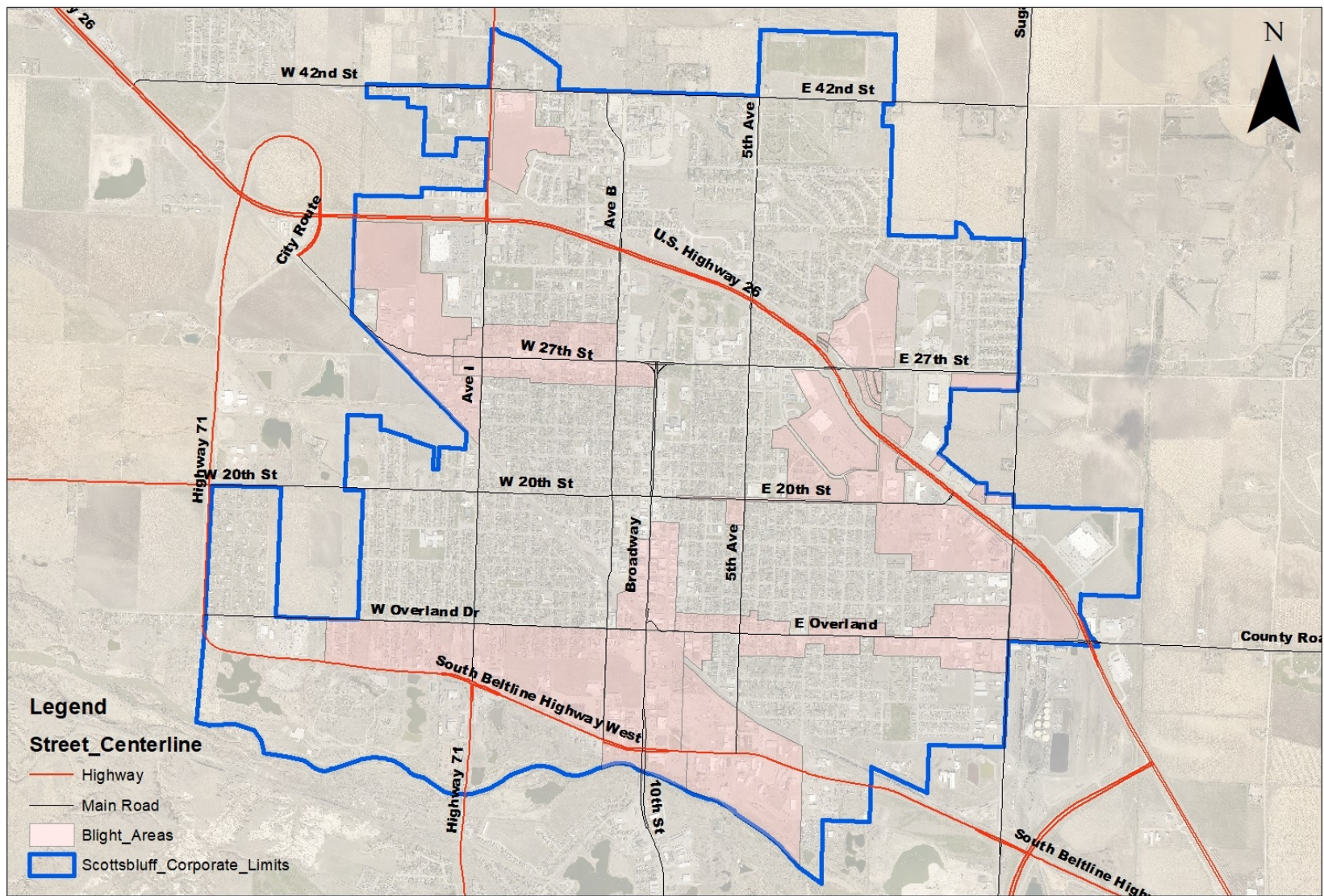
Completion Date _____

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

To be completed by Staff:

Zoning of Property_____

Square footage of building_____



City of Scottsbluff, Nebraska

Wednesday, October 14, 2020

Regular Meeting

Item Reports1

(Information Only):

Staff Contact:

City of Scottsbluff, Nebraska

Wednesday, October 14, 2020

Regular Meeting

Item Other Bus1

(Information Only):

Staff Contact:

City of Scottsbluff, Nebraska
Wednesday, October 14, 2020
Regular Meeting

Item 1

**Following passage of a motion to enter into executive session,
presiding officer must state purpose of executive session.**

Staff Contact:

City of Scottsbluff, Nebraska

Wednesday, October 14, 2020

Regular Meeting

Item Scd Mtg1

Set Next Meeting Date.

Staff Contact: